

**DRAFT**  
**DESIGN REVIEW ADVISORY COMMITTEE**  
**SPECIAL MEETING MINUTES**  
**THURSDAY, APRIL 28, 2016**  
**ROOM 217**  
**TOWN HALL, WEST HARTFORD, CT**

**Call to Order/Roll Call:** 4:30 P.M.

**ATTENDANCE:**

**DRAC:** Jeffrey Gebrian, Chair; Members: Gordon Binkhorst, Fred Fritz, Richard Hughes;  
Alternate: Kimberly Parsons Whitaker  
Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**REFERRAL FROM TOWN COUNCIL:**

***645 Prospect Avenue*** – Application (SDD#125-R1-16) on behalf of Loomis-Wooley \Homeowners Association (LWHA), property owner of 645 Prospect Avenue, to amend Special Development District #125. LWHA is requesting the elimination of condition of approval 2.C: “Solid waste collection shall be the responsibility of the property owner/manager”. If approved, waste and recycling services will be provided by the Town of West Hartford. (Town Council receipt on April 25, 2016. Town Council public hearing scheduled for May 10, 2016. Anticipated TPZ receipt on May 2, 2016. DRAC receipt on April 28, 2016.) **DRAC recommended approval. Vote: 5-0. Motion: Binkhorst /Second: Hughes.**

Todd Dumais, Town Planner introduced the application and explained that this was a formal to the DRAC from the Town Council. He noted that it was an unusual referral because there aren't any design considerations to be evaluated. The application is a request to amend a condition of approval regarding the responsibility of solid waste collection. The DRAC discussed specifics of the request with Mr. Dumais and felt a recommendation to approve waste and recycling services by the Town of West Hartford was appropriate.

**REFERRAL FROM TOWN PLANNER:**

***3 Arlington Road***- Study session preparatory to the submission of a site plan application for the redevelopment of 3 Arlington Road into multifamily residential building with associated parking and landscape amenities. (DRAC receipt on April 28, 2016.) **No formal action taken by DRAC.**

Mr. Tom Arcari, of Quisenberry Arcari Architects, presented a plan set that provided site context images, floor plans, and building elevations of the proposal. He explained the various design elements of the building and discussed at length, the Farmington Avenue elevation. The outdoor common area along Arlington was also discussed at length. The DRAC and applicant's landscape architect expressed the importance of the magnificent Maple or possibly Elm tree on the corner of Farmington and Arlington and noted that all measures should be taken to preserve this tree. The applicant agreed.

The DRAC discussed the buffer area between the site and the direct abutter on Arlington suggesting a planted strip as a border along this property line would be favored. The height of the building was brought up as well as whether there was ADA access from the entrances along

Arlington. The applicant responded there was no ADA access with the current plan and they were waiting for their Project Engineer to arrive to address the height concern.

At 4:50 p.m. Kevin Stolli, Project Engineer arrived. He noted there were a number of constraints from a grading point of view with the Arlington Road access. He was able to get a finished floor elevation to match that of the existing structure and provided site, grading/utility, and cross section plans.

Mr. Arcari said he would look at the mass of the building in particular the front elevation. It will have a stone base (limestone color) with brick veneer at the main entrance. Thirty (30) year asphalt shingles. The front entrance doors on the two townhouses will be recessed from the front of the building.

The DRAC suggested considering a break in the buildings – stepping one back. The applicant's architect thought this wasn't a bad idea and would look at its possibilities. The location of the rain leaders were discussed – it was noted they would be into the ground.

Walkways were a point of discussion, in particular, if the patio area on the east side could be connected with a walkway to Farmington Avenue. Several layouts were discussed and the applicant's team was going to look into modifying the walks to provide access to Farmington Ave.

The east and south sides of the building were discussed and the DRAC felt the building could use a 'dressing up' – brick was discussed. The front door was modified to include a roof and concrete pad. The main entrance to the building is along Arlington Street for the 6 units, and there is no plan to enter these units individually. Lighting was discussed both on the building, walkways, and one pole site along the north side driveway.

Overall the DRAC felt that the use of brick and the detailing of the trim was critical and not to be overlooked or deemphasized. With the modifications discussed at the meeting, the DRAC considered the design to be a step in the right direction towards a contextually sensitive project.

#### **APPROVAL OF MEETING MINUTES:**

- March 31, 2016 **Tabled to next Special Meeting**
- March 24, 2016 **Approved – Vote: 4-0. Motion: Binkhorst/Second: Fritz.**

#### **ADJOURNMENT:** 5:45 P.M.

C: Ron Van Winkle, Town Manager  
Patrick Alair, Deputy Corporation Counsel

Mark McGovern, Director of Community Services  
Essie Labrot, Town Clerk

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